

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CA-75 Zone, Pandora Vancouver Mixed Use District, and to rezone lands known as 1002-1008 and 1012 Pandora Avenue from the CA-1 Zone, Pandora Avenue Special Commercial District and the R-2 Zone, Two Family Dwelling District to the CA-75 Zone, Pandora Vancouver Mixed Use District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1005)".
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption PART 6 – CENTRAL AREA ZONES by adding the following words:

"6.87 CA-75 Pandora Vancouver Mixed Use District".
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 6.86 the provisions contained in Schedule 1 of this Bylaw.
- 4 The lands known as 1002-1008 and 1012 Pandora Avenue, Victoria, legally described as:
 - a) Lot 1, Suburban Lot 15, Victoria City, Plan 22437; and
 - b) Lot 2, Suburban Lot 15, Victoria City, Plan 22437, except Parcel A (DD C70855)

and shown hatched on the attached map, are removed from the CA-1 Zone, Pandora Avenue Special Commercial District, and the R-2 Zone, Two Family Dwelling District, and placed in the CA-75 Zone, Pandora Vancouver Mixed Use District.

READ A FIRST TIME the	24th	day of	July,	2014
READ A SECOND TIME the	24th	day of	July,	2014
Public hearing held on the		day of		2014

READ A THIRD TIME the

day of

2014

ADOPTED on the

day of

2014

CORPORATE ADMINISTRATOR

MAYOR

PART 6.87 – CA-75 ZONE, PANDORA VANCOUVER MIXED USE DISTRICT**6.87.1 Permitted Uses in this Zone**

The following uses are the only uses permitted in this Zone:

- a. Multiple Dwelling
- b. Bakeries used predominantly for the retail sale of bakery products sold from the premises
- c. Offices
- d. Financial services
- e. Retail
- f. Restaurants
- g. Personal services including, but not limited, to barbering, hairdressing, tailoring, shoemaking and shoe repair, optical, watch and jewellery repair and veterinary care for small animals by a registered veterinarian without overnight boarding
- h. Cultural facilities
- i. Launderettes
- j. Artisan studio
- k. High Tech
- l. Public Building
- m. Accessory Buildings subject to the regulations in Schedule "F"
- n. Home Occupation subject to the regulations in Schedule "D"
- o. Athletic instruction

6.87.2 Siting of Permitted Uses

- a. The uses permitted under 6.87.1 (c) "offices" and (o) "athletic instruction" shall not occupy floor space on the first storey of any building facing Pandora Avenue or Vancouver Street, within 6m from the front of said building.
- b. Self-contained dwelling units may only be located on the second or higher storeys of a building.
- c. Notwithstanding part 6.87.2(b), up to six self-contained dwelling units may be located on the first storey provided they front Mason Street.
- d. All of the uses described in part 6.87.1 (b), (c), (d), (e), (f), (g), (h), (i), (k), and (o) must be located on the ground floor of any building subject to the provisions in part 6.87.2(a).

PART 6.87 – CA-75 ZONE, PANDORA VANCOUVER MIXED USE DISTRICT

6.87.3 Lot Area

<u>Lot area</u> (minimum)	2198m ²
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6.87.4 Floor Area, Floor Space Ratio

a. <u>Total floor area</u> (maximum)	18603m ²
b. <u>Floor space ratio</u> (maximum)	2.35:1

6.87.5 Height, Storeys

a. Principal <u>building height</u> (maximum)	25m
b. <u>Storeys</u> (maximum)	6

6.87.6 Setbacks, Projections

a. <u>Front yard setback</u> (South) (minimum)	1m
b. <u>Rear yard setback</u> (North) (minimum)	7.3m
c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum)	1.65m
Except for the following maximum projections into the setback:	
• <u>Steps and landings</u>	0.6m
d. <u>Side yard setback</u> (West) (minimum)	1.1m

6.87.7 Site Coverage, Open Site Space

a. <u>Site Coverage</u> (maximum)	82%
b. <u>Open site space</u> (minimum)	18%

PART 6.87 – CA-75 ZONE, PANDORA VANCOUVER MIXED USE DISTRICT

6.87.8 Vehicle and Bicycle Parking

a. Vehicle parking (minimum)

Subject to the regulations in Schedule "C" except as otherwise specified by the regulations in this Part

b. Multiple Dwelling (minimum)

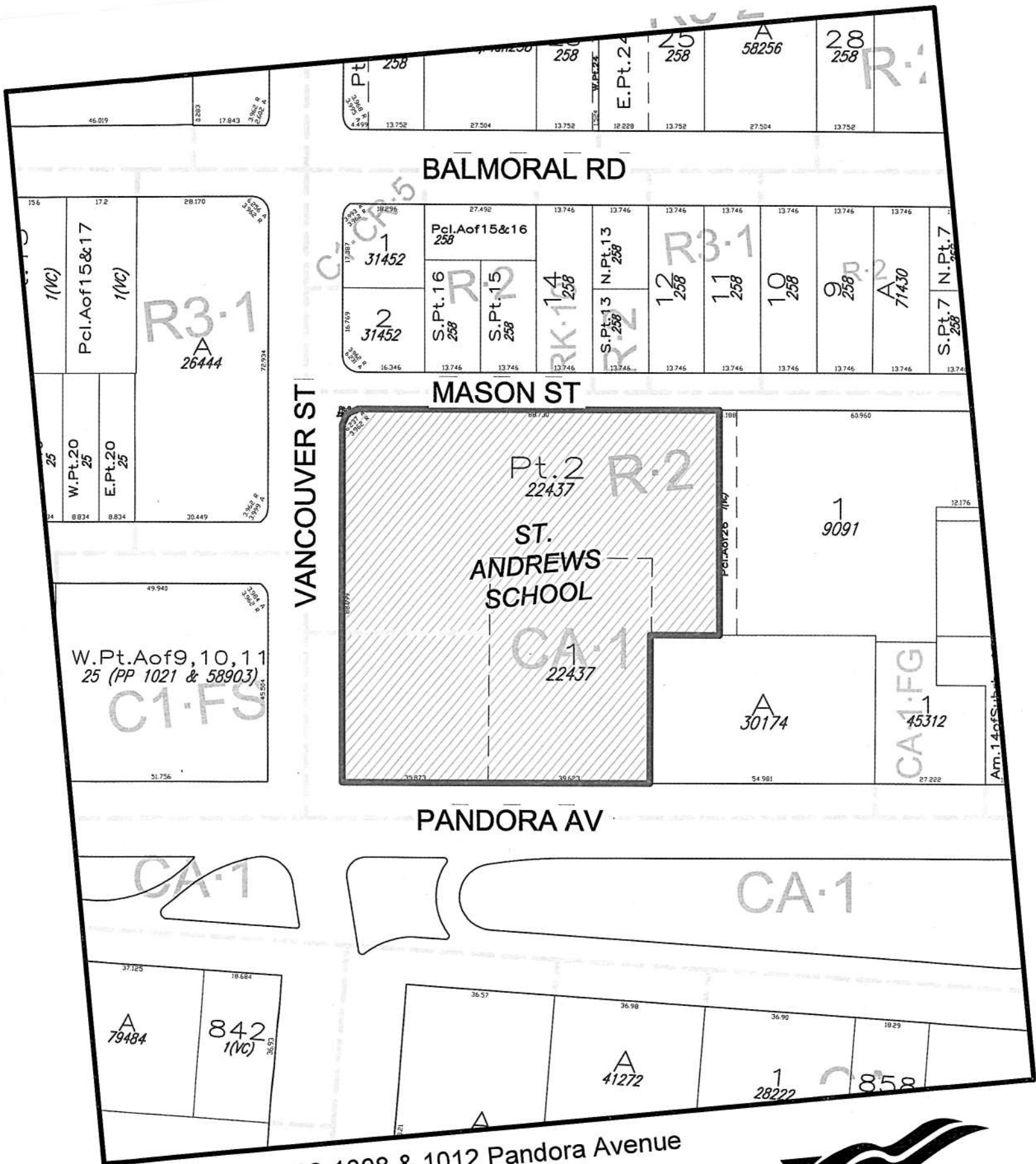
0.6 spaces per self-contained dwelling unit

c. Commercial (minimum)

158 spaces

d. Bicycle parking (minimum)

Subject to the regulations in Schedule "C"



1002-1008 & 1012 Pandora Avenue
 Rezoning #00381
 Bylaw #

